

TITLE: [SPRINKLER ASSEMBLY](#)

VERSION: V2.2

DATE PUBLISHED: 06/23/22

DEFINITION: Part of the fire protection (sprinkler) system that discharges water when activated once reaching a certain (predetermined) temperature.

PURPOSE: Help control the spread of fire.

COMMON COMPONENTS: Head; Valve; Deflector; Escutcheon; Sprinkler head cover

LOCATION: ☒ Unit Bedrooms, living rooms, dining rooms, closets, kitchens, hallways, stairwells  
☒ Inside Living rooms, dining rooms, closets, kitchens, hallways, stairwells, common areas  
☒ Outside Covered decks, patios

MORE INFORMATION: None

DEFICIENCY 1: Sprinkler head assembly is obstructed by an item, object, or encasement within 18 inches of the sprinkler head.

LOCATION: ☒ Unit ☒ Inside ☒ Outside

DEFICIENCY 2: Paint or foreign material on the sprinkler head assembly.

LOCATION: ☒ Unit ☒ Inside ☒ Outside

DEFICIENCY 3: Sprinkler head escutcheon is missing.

LOCATION: ☒ Unit ☒ Inside ☒ Outside

DEFICIENCY 4: Concealed sprinkler cover plate assembly is missing.

LOCATION: ☒ Unit ☒ Inside ☒ Outside

DEFICIENCY I — UNIT: SPRINKLER HEAD ASSEMBLY IS OBSTRUCTED BY AN ITEM, OBJECT, OR ENCASEMENT WITHIN 18 INCHES OF THE SPRINKLER HEAD.

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DEFICIENCY CRITERIA: Sprinkler head assembly is obstructed by item, object, or encasement within 18 inches of the sprinkler head.

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HEALTH AND SAFETY DETERMINATION: Life-Threatening      The Life-Threatening category includes deficiencies that, if evident in the home or on the property, present a high risk of death to the resident.

CORRECTION TIMEFRAME: 24 hours

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 24 hours

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INSPECTION PROCESS:

OBSERVATION: - Look at the sprinkler assembly and the surrounding area for any obstruction or encasement.  
 - Determine if items have been stored or stacked around the sprinkler head or if alterations have been made that impede the sprinkler head assembly.

REQUEST FOR HELP: - None

ACTION: - If present, measure the distance from the obstruction or encasement to the sprinkler head.

MORE INFORMATION: - None

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DEFICIENCY I — INSIDE: [SPRINKLER HEAD ASSEMBLY IS OBSTRUCTED BY AN ITEM, OBJECT, OR ENCASEMENT WITHIN 18 INCHES OF THE SPRINKLER HEAD.](#)

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REQUEST FOR HELP: - None

ACTION: - If present, measure the distance from the obstruction or encasement to the sprinkler head.

MORE INFORMATION: - None

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DEFICIENCY I — OUTSIDE: [SPRINKLER HEAD ASSEMBLY IS OBSTRUCTED BY AN ITEM, OBJECT, OR ENCASEMENT WITHIN 18 INCHES OF THE SPRINKLER HEAD.](#)

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REQUEST FOR HELP: - None

ACTION: - If present, measure the distance from the obstruction or encasement to the sprinkler head.

MORE INFORMATION: - None

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DEFICIENCY 2 — UNIT: PAIN OR FOREIGN MATERIAL ON THE SPRINKLER HEAD ASSEMBLY.

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DEFICIENCY CRITERIA: There is paint or a foreign material on the sprinkler head assembly.

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HEALTH AND SAFETY DETERMINATION: Life-Threatening The Life-Threatening category includes deficiencies that, if evident in the home or on the property, present a high risk of death to the resident.

CORRECTION TIMEFRAME: 24 hours

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 24 hours

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INSPECTION PROCESS:

OBSERVATION: - Look at the sprinkler head assembly and determine if paint or foreign material is present.  
- Look for accumulation of dust on the head assembly.

REQUEST FOR HELP: - None

ACTION: - None

MORE INFORMATION: - None

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DEFICIENCY 2 — INSIDE: [PAINT OR FOREIGN MATERIAL ON THE SPRINKLER HEAD ASSEMBLY.](#)

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MORE INFORMATION: - None

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REQUEST FOR HELP: - None

ACTION: - None

MORE INFORMATION: - None

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DEFICIENCY 3 — UNIT: [SPRINKLER HEAD ESCUTCHEON IS MISSING.](#)

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DEFICIENCY CRITERIA: Sprinkler head escutcheon is missing (i.e., evidence of prior installation, but now not present or is incomplete).

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HEALTH AND SAFETY DETERMINATION: Life-Threatening      The Life-Threatening category includes deficiencies that, if evident in the home or on the property, present a high risk of death to the resident.

CORRECTION TIMEFRAME: 24 hours

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 24 hours

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INSPECTION PROCESS:

OBSERVATION: - Observe that the sprinkler head escutcheon is installed on the sprinkler head.

REQUEST FOR HELP: - None

ACTION: - None

MORE INFORMATION: - Not all systems will have escutcheon rings. May need to observe the surrounding sprinklers for comparison to verify if the system has escutcheon rings.

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ACTION: - None

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DEFICIENCY 4 — UNIT: CONCEALED SPRINKLER COVER PLATE ASSEMBLY IS MISSING.

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DEFICIENCY CRITERIA: Concealed sprinkler cover plate assembly is missing (i.e., evidence of prior installation, but now not present or is incomplete).

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HEALTH AND SAFETY DETERMINATION: Life-Threatening      The Life-Threatening category includes deficiencies that, if evident in the home or on the property, present a high risk of death to the resident.

CORRECTION TIMEFRAME: 24 hours

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 24 hours

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INSPECTION PROCESS:

OBSERVATION: - Visually inspect to verify if a concealed sprinkler cover plate assembly is missing.

REQUEST FOR HELP: - None

ACTION: - None

MORE INFORMATION: - Not all systems will have cover plates. May need to observe the surrounding sprinklers for comparison to verify if the system has cover plates.

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DEFICIENCY 4 — INSIDE: CONCEALED SPRINKLER COVER PLATE ASSEMBLY IS MISSING.

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REQUEST FOR HELP: - None

ACTION: - None

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REQUEST FOR HELP: - None

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## SUMMARY OF CHANGES

**TITLE:** SPRINKLER ASSEMBLY

**VERSION:** V2.2

**DATE PUBLISHED:** 06/23/22

FIELD	CHANGE	VERSION	DATE
----	Abbreviated published version	V2.2	2022-06-23
Name Variants	Removed from published version		
Common Materials	Removed from published version		
Rationale	Removed from published version		
Tools or Equipment	Removed from published version		
<b>Deficiency 1</b>		<b>V2.1</b>	<b>2020-04-02</b>
Health and Safety Determination	Unit, Inside, & Outside: Revised description		
Correction Timeframe	Unit, Inside, & Outside: Revised time frame		
HCV — Correction Timeframe	Unit, Inside, & Outside: Revised time frame		
Rationale	Unit, Inside, & Outside: Revised rationale categories, types, and explanations; added standardized codes and descriptions		
<b>Deficiency 2</b>		<b>V2.1</b>	<b>2020-04-02</b>
Health and Safety Determination	Unit, Inside, & Outside: Revised description		
Correction Timeframe	Unit, Inside, & Outside: Revised time frame		
HCV — Correction Timeframe	Unit, Inside, & Outside: Revised time frame		
Rationale	Unit, Inside, & Outside: Revised rationale categories, types, and explanations; added standardized codes and descriptions		
Inspection Process	Unit, Inside, & Outside: Revised More Information		
<b>Deficiency 3</b>		<b>V2.1</b>	<b>2020-04-02</b>
Health and Safety Determination	Unit, Inside, & Outside: Revised description		
Correction Timeframe	Unit, Inside, & Outside: Revised time frame		

HCV — Correction Timeframe	Unit, Inside, & Outside: Revised time frame		
Rationale	Unit, Inside, & Outside: Revised rationale categories, types, and explanations; added standardized codes and descriptions		
<b>Deficiency 4</b>		<b>V2.1</b>	<b>2020-04-02</b>
Health and Safety Determination	Unit, Inside, & Outside: Revised description		
Correction Timeframe	Unit, Inside, & Outside: Revised time frame		
HCV — Correction Timeframe	Unit, Inside, & Outside: Revised time frame		
Rationale	Unit, Inside, & Outside: Revised rationale categories, types, and explanations; added standardized codes and descriptions		
Inspection Process	Unit, Inside, & Outside: Revised Observation		
<b>Deficiency 1</b>		<b>V2.0</b>	<b>2020-10-28</b>
Title	Copypedits		
Health and Safety Determination	Added standardized description		
HCV Pass / Fail	Field added; response input as "Fail"		
Rationale	Copypedits		
<b>Deficiency 2</b>		<b>V2.0</b>	<b>2020-10-28</b>
Title	Copypedits		
Deficiency Criteria	Copypedits		
Health and Safety Determination	Added standardized description		
HCV Pass / Fail	Field added; response input as "Fail"		
Rationale	Copypedits		
<b>Deficiency 3</b>		<b>V2.0</b>	<b>2020-10-28</b>
Title	Copypedits		
Deficiency Criteria	Copypedits		
Health and Safety Determination	Added standardized description		
HCV Pass / Fail	Field added; response input as "Fail"		
Rationale	Copypedits		
<b>Deficiency 4</b>		<b>V2.0</b>	<b>2020-10-28</b>

Health and Safety Determination	Added standardized description		
HCV Pass / Fail	Field added; response input as "Fail"		
Rationale	Copyedits		
<b>Overall Formatting</b>	<b>Complete rework of document format and layout</b>	<b>VI.3</b>	<b>2020-07-31</b>
<b>Definition</b>	<b>Revised definition</b>	<b>VI.3</b>	<b>2020-07-31</b>
<b>Purpose</b>	<b>Field added</b>	<b>VI.3</b>	<b>2020-07-31</b>
<b>Common Components</b>	<b>Revised common components</b>	<b>VI.3</b>	<b>2020-07-31</b>
<b>Location</b>	<b>Revised inspectable locations</b>	<b>VI.3</b>	<b>2020-07-31</b>
<b>More Information</b>	<b>Field added</b>	<b>VI.3</b>	<b>2020-07-31</b>
<b>Deficiency 1</b>	<b>Separated by inspectable locations — Unit, Inside, and Outside</b>	<b>VI.3</b>	<b>2020-07-31</b>
Title	Revised title; added inspectable locations		
Deficiency Criteria	Revised deficiency criteria		
Health and Safety Determination	Added standardized description		
Correction Timeframe	Field added; response input as "Within 30 days"		
HCV — Correction Timeframe	Field added; response input as "Within 30 days"		
Rationale	Revised rationale categories, types, and explanations; added standardized codes and descriptions		
Inspection Process	Revised observation, request for help, action, and more information		
Tools or Equipment	Field added to deficiency; response revised		
<b>Deficiency 2</b>	<b>Separated by inspectable locations — Unit, Inside, and Outside</b>	<b>VI.3</b>	<b>2020-07-31</b>
Title	Revised title; added inspectable locations		
Health and Safety Determination	Added standardized description		
Correction Timeframe	Field added; response input as "Within 30 days"		
HCV — Correction Timeframe	Field added; response input as "Within 30 days"		
Rationale	Revised rationale categories, types, and explanations; added standardized codes and descriptions		
Inspection Process	Revised observation, request for help, action, and more information		
Tools or Equipment	Field added to deficiency; response revised		



Deficiency 3	Separated by inspectable locations — Unit, Inside, and Outside	VI.3	2020-07-31
Title	Revised title; added inspectable locations		
Deficiency Criteria	Revised deficiency criteria		
Health and Safety Determination	Added standardized description		
Correction Timeframe	Field added; response input as "Within 30 days"		
HCV — Correction Timeframe	Field added; response input as "Within 30 days"		
Rationale	Revised rationale categories, types, and explanations; added standardized codes and descriptions		
Inspection Process	Revised observation, request for help, action, and more information		
Tools or Equipment	Field added to deficiency; response revised		
Deficiency 4	Added by inspectable locations — Unit, Inside, and Outside	VI.3	2020-07-31
Title	Added title; added inspectable locations		
Deficiency Criteria	Added deficiency criteria		
Health and Safety Determination	Added "Standard" determination; added standardized description		
Correction Timeframe	Field added; response input as "Within 30 days"		
HCV — Correction Timeframe	Field added; response input as "Within 30 days"		
Rationale	Added rationale categories, types, and explanations; added standardized codes and descriptions		
Inspection Process	Added observation, request for help, action, and more information		
Tools or Equipment	Field added to deficiency; response revised		